

**TOWN OF ROCKY HILL
GOVERNMENT OPERATIONS COMMITTEE, PUBLIC BUILDINGS COMMISSION,
& SCHOOL BUILDINGS COMMITTEE
SPECIAL JOINT MEETING OF JUNE 1, 2015**

Present: Nadine Bell, Chairwoman (Gov. Ops. Cmte.) (School Buildings Committee), Councilor Guy Drapeau (Gov.Ops. Cmte.) (School Buildings Committee), Brian Dillon (School Buildings Committee), Bryan Addy (Chairman-Public Buildings Commission) (School Buildings Committee), Todd Marchand (Vice Chairman-Public Buildings Commission), Tom Beaudoin (Public Buildings Commission) (Entered at 6:10 p.m.), Chris Ford (Public Buildings Commission) and Sal Ganci (Public Buildings Commission). Also present were: Guy Scaife (Town Manager), Jim Sollmi (Director of Community Development Services), Mike Mancini (Director of Facilities for the Board of Ed), Ken Biega (O & G Industries, Inc.), Mayor Henry Vasel and Various Councilors.

Those absent: Councilor Tim Moriarty (Gov. Ops. Cmte.) (School Buildings Committee), Jay Kelly (Public Buildings Commission), Peter Parrotta (Public Buildings Commission) and John Mehr (Finance Director).

I. CALL TO ORDER

Chairwoman Bell called the June 1, 2015 special joint meeting of the Government Operations Committee to order at 6:00 p.m. in the Council Chambers, Town Hall, 761 Old Main Street, Rocky Hill, CT.

Chairman Addy called the June 1, 2015 special joint meeting of the Public Buildings Commission to order at 6:00 p.m. in the Council Chambers, Town Hall, 761 Old Main Street, Rocky Hill, CT.

Brian Dillon called the June 1, 2015 special joint meeting of the School Buildings Committee to order at 6:00 p.m. in the Council Chambers, Town Hall, 761 Old Main Street, Rocky Hill, CT.

II. NEW BUSINESS

- a. Discussion and Possible Action re: Award of Contract – Stevens School Sprinkler and Elevator Project**
- b. Discussion and Possible Action re: Award of Contract – Griswold School Boilers**

c. Discussion and Possible Action re: Award of Contract – West Hill School Restroom Project

Councilor Drapeau made a motion to approve the Resolution (dated June 1, 2015) – Award of Bid – Stevens School Fire Sprinkler and Elevator Project and have this forwarded to the Town Council for final approval. The motion was seconded by Chairman Addy and adopted unanimously by those present.

BE IT RESOLVED that the Rocky Hill Town Council awards the bid for the Stevens School Fire Sprinkler and Elevator Project to J A Rosa Construction, Inc., 17 Town Line Road, Wolcott, CT at a bid price of \$901,581.

BE IT FURTHER RESOLVED that this fire sprinkler-elevator project will be funded by:

1. The Capital Improvement Budget – School Improvements – budget line 01-950-000-5720 in the 2015-2016 budget.
2. The Capital Improvement Budget – School Improvements – budget line 01-950-000-5720 amount for the Stevens School sprinkler-elevator project in the 2014-2015 budget with the June 30, 2015 balance being transferred into the Reserve for Capital and Nonrecurring Expenditure Fund – Repairs and Improvements to Schools.
3. A balance of \$40,318 currently in the Reserve for Capital and Nonrecurring Expenditure Fund – Repairs and Improvements to Schools reserved for the fire sprinkler-elevator project.

AND BE IT FURTHER RESOLVED that the contract between the Town of Rocky Hill and J A Rosa be effected as of July 1, 2015. However, a separate contract with J A Rosa could be entered into by the Town for \$40,000 for set up costs once school is out for summer break with the work to be performed prior to June 30, 2015. This \$40,000 would be funded from the Reserve for Capital and Nonrecurring Expenditure Fund – Repairs and Improvement to Schools – Board of Education 2013-2014 budget surplus line.

Report and Recommendation

The Town went to bid for the fire sprinkler-elevator work at Stevens School with a pre-bid walk-through on May 7, 2015 and with a bid opening on May 27, 2015. Eight contractors attended the walk-through with four contractors submitting bids. J A Rosa Construction was the low bidder with a combined bid for both the fire protection elevator bid packages at a price of \$901,581. Friar Associates, the project architect, and O & G, the project construction manager, reviewed the bid and did a scope review with the low bidder. The project architect and construction manager recommend that J A Rosa Construction be awarded the fire sprinkler-elevator bid.

Other Bidders:

W. J. Mountford Co., South Windsor, CT

Crest Mechanical Contractors, Hartford, CT
Caplow Mechanical, Hamden, CT

Councilor Drapeau made a motion to approve the Resolution (dated June 1, 2015) – Award of Bid – Griswold Middle School Boilers Replacement Project and have this forwarded to the Town Council for final approval. The motion was seconded by Chairman Addy and adopted unanimously by those present.

BE IT RESOLVED that the Town of Rocky Hill Town Council awards the bid for the replacement of the boilers at Griswold Middle School to Southport Contracting, Inc., 1730 Commerce Drive, Bridgeport, Connecticut at a bid price of \$421,000. The replacement of the boilers project will be charged to the 2015-2016 Capital Improvement Budget – School Improvements – budget line 01-950-000-5720.

BE IT FURTHER RESOLVED that the contract between the Town of Rocky Hill and Southport Contracting be effected as of July 1, 2015. However, a separate contract with Southport Contracting could be entered into by the Town for \$40,000 for asbestos abatement work that would be performed prior to June 30, 2015. This \$40,000 would be funded from the Reserve for Capital and Nonrecurring Expenditure Fund – Repairs and Improvement to Schools – Board of Education 2013-2014 budget surplus line.

Report and Recommendation

The Town went to bid for this item with a bid opening on April 30, 2015. Four contractors submitted a bid. Friar Associates, the project architect, and O & G, the project construction manager, reviewed the bid and did a scope review with the low bidder. The project architect and construction manager recommend that Southport Contracting be awarded the replacement of the boilers at Griswold School project.

Other Bidders:

HHS Mechanical Contractors, Inc., Manchester, CT = \$478,900
Action Air Systems, Inc., Manchester, CT = \$489,000
Mega Mechanical Contractors Corp, Glastonbury, CT = \$511,000

Councilor Drapeau made a motion to approve the Resolution (dated June 1, 2015) – Award of Bid – West Hill School Main Restrooms Upgrade Project and have this forwarded to the Town Council for final approval. The motion was seconded by Chairman Addy and adopted unanimously by those present.

BE IT RESOLVED that the Town of Rocky Hill Town Council awards the bid for the upgrades to the main restrooms at West Hill School to The Nasi Group, LLC, 112 Douglas Lane, Waterford, Connecticut at a bid price of \$98,070.

BE IT FURTHER RESOLVED that the upgrades to the main restrooms at West Hill School project be charged to the Town of Rocky Hill Reserve for Capital and Nonrecurring Expenditure Fund – Repairs and Improvements to Schools. The Board of Education will

be transferring funds into the Reserve for Capital and Nonrecurring Expenditure Fund – Repairs and Improvement to Schools budget line by June 30, 2015 at a minimum amount of \$110,000 from its operating budget surplus for the fiscal year ending June 30, 2015.

AND BE IT FURTHER RESOLVED that the contract between the Town of Rocky Hill and Nasi Group be effected as of July 1, 2015. However, a separate contract with the Nasi Group could be entered into by the Town for \$9,430 for demolition and asbestos abatement work that would be performed prior to June 30, 2015. This \$9,430 would be funded from the Reserve for Capital and Nonrecurring Expenditure Fund – Repairs and Improvement to Schools – Board of Education 2013-2014 budget surplus line.

Report and Recommendation

The Town went to bid for this item with a bid opening on April 14, 2015. Four contractors submitted a bid. Friar Associates, the project architect, and O & G, the project construction manager, reviewed the bid and did a scope review with the low bidder. The project architect and construction manager recommend that the Nasi Group be awarded the upgrades to the main restrooms at West Hill School project.

Other Bidders

Robison, Inc., Wallingford, CT = \$110,400
Noble Construction, Inc., Essex, CT = \$148,000
A Secondino & Sons, Inc., Branford, CT = \$179,900

Before the above three motions were voted on, Councilor Drapeau said there was another Resolution in their packets but this wasn't on the agenda. Chairwoman Bell said there are just the three Resolutions that Councilor Drapeau just referred to and she opened those up for discussion.

Brian Dillon said on May 27, 2015, the Bd of Ed Facilities Committee had met and that was followed by a special meeting of the Bd of Ed. The bid results were given at the Bd of Ed Facilities Committee meeting, as well as the additional soft costs for each project and potential contingencies on them. Chuck Zettergen (Bd of Ed Finance Director) worked with Finance Director Mehr to put a spreadsheet together that detailed costs, potential funding shortfalls and also allowances and soft costs for the total budget for the project. Brian Dillon said the Bd of Ed reviewed this with O & G Industries, Inc. The Bd of Ed made some assumptions that were revised and these are in the spreadsheet. It was determined that there is potentially a shortfall in the range of \$150,000 and the Bd of Ed made a commitment to potentially fund that out of its year-end surplus. Each project was gone through to evaluate each of the allowances (at the Bd of Ed Facilities Committee meeting) with Mike Mancini, O & G Industries, Inc., Town Manager Scaife, Finance Director Mehr and Bryan Addy. Brian Dillon said the number is a very conservative number that was put together to make sure that the Bd of Ed has the funding for these projects and there had been some questions about communication relocation and soft cost contingencies, etc. They looked at the fact that the communications' reconnection will be a very minimal cost and since that time, O & G Industries, Inc. has already been out there to resolve

that issue. The Bd of Ed Facilities Committee, at the conclusion of their meeting, recommended the award of these contracts. These are priority projects for the Bd of Ed and funding is available within the Capital Improvement Program (CIP) for this year. There is anticipated funding for next fiscal year that has been approved in the budget. There are also some Bd of Ed surplus funds. The Bd of Ed held a special meeting at the end of the Bd of Ed Facilities Committee meeting and they passed a motion to approve these projects and to recommend funding for them out of the Bd of Ed.

Councilor Drapeau asked if any of these projects are already in force and if any of these funds are “out the door” yet. Brian Dillon said nothing is committed for these projects from a construction aspect but soft costs have been allocated, which are reflected out of the total CIP account funding for the project. All of the soft costs are included and rolled back into the budget number. Councilor Drapeau asked Ken Biega if they hit these deadlines for the fiscal year and he said it looks like bathrooms are going to be needed in all of the schools. Ken Biega told Chairwoman Bell at this point that action was only taken on one bathroom and his understanding is that both bathrooms are looking at being done at West Hill School. Brian Dillon said the money will be for both bathrooms but this is considered as being one project. Ken Biega said he could wait to get everyone’s questions first.

Chairwoman Bell said Lorel Purcell (O & G Industries, Inc.) had been at their last meeting and she had indicated that if they couldn’t order the partitions within the next week or so that they wouldn’t be able to get the restrooms’ project done during the summer. Ken Biega said this is why Finance Director Mehr is looking to have “a chunk of money” authorized before June 30, 2015 and then the rest would be authorized to the contractors on July 1, 2015 because that will be when the rest of the funds will be available. Ken Biega understands that the funds Finance Director Mehr is allocating now until June 30, 2015 are what are available. Chairwoman Bell said according to Lorel Purcell that they would have missed the deadline already. Brian Dillon thought someone had misspoken and they are okay with regards to getting the partitions ordered. It has been confirmed that the contractor can still get these in time. Ken Biega told them how they had been able to get the partitions for Stevens School but they always had the fallback if they had to put some plywood partitions up temporarily.

Ken Biega said the major concern is that the contractor for the sprinkler project can get the work done and his game plan is to get this work done this summer. A lot of work has been done with this sprinkler contractor. That company is very experienced and knowledgeable so they feel very comfortable with them performing. If everything goes right, they will be able to hopefully get their work done and get as much done as they can on the elevator shaft. The lead time and delivery of an elevator is what pushes some of these projects out.

Councilor Drapeau said his overriding question is the disruption of class time during the school year and how they are going to handle getting these projects done with the kids in school. Ken Biega said the game plan for the sprinkler project at Stevens School is that people are going to work five ten hour days and Saturday each week to get that done, as well as the elevator shaft. The boilers for Griswold Middle School won’t be needed until October so the game plan is to have all of the demolition and abatement work done so that the new boilers can be brought in to meet that date. It is being felt that the date will be met when the heat will need to be turned on

unless something goes terribly wrong. The most critical thing will be doing the abatement when the kids aren't in school. The biggest issue for the bathrooms at West Hill School is to get the abatement done as soon as possible. There won't be as much demolition as there had been for the bathrooms at Stevens School so it shouldn't be a problem to meet the date and get the bathrooms online.

Councilor Drapeau remembered how there had been some conversation at their last meeting about the boiler room at Griswold Middle School and the cost. There had been a concern that they weren't going to have enough money for that. Chairwoman Bell thought the cost had come in higher than what had been anticipated. Councilor Drapeau asked what happened to get this to where they can afford it now. Brian Dillon said the number for this had been put in approximately three or four years ago and no design had been done. This had been a placeholder provided by the Architect. A consultant had been hired and they are close to the estimate that he provided to them once the design was completed. For budgetary numbers, the Bd of Ed has the existing CIP and there is the future CIP. Projects have been prioritized in CIP so that there is funding for the major projects. Some of the smaller projects (i.e. countertop replacements, etc.) will be held off for another year.

Commissioner Ford asked if there is any State funding for the West Hill School bathrooms. Brian Dillon said they aren't seeking reimbursement for those, which is similar to the other bathroom projects.

At this point, Councilor Drapeau said he had to make a fourth motion because that was the second half of the West Hill School bathroom project.

Councilor Drapeau made a motion to approve the Resolution (dated June 1, 2015) – Award of Bid – West Hill School Cafeteria Restrooms Upgrade Project and have this forwarded to the Town Council for final approval. The motion was seconded by Chairman Addy and adopted unanimously by those present.

BE IT RESOLVED that the Town of Rocky Hill Town Council awards the bid for the upgrades to the cafeteria restrooms (alternate number 1) at West Hill School to the Nasi Group, LLC, 112 Douglas Lane, Waterford, Connecticut at a bid price of \$57,690.

BE IT FURTHER RESOLVED that the upgrades to the cafeteria restrooms at West Hill School project be charged to the Town of Rocky Hill Reserve for Capital and Nonrecurring Expenditure Fund – Repairs and Improvements to Schools. The Board of Education will be transferring funds into the Reserve for Capital and Nonrecurring Expenditure Fund – Repairs and Improvement to Schools budget line from its 2015-2016 Operating Budget in July of 2015 at an approximate amount of \$100,000 depending on the Board's operating budget surplus for the fiscal year ending June 30, 2015.

AND BE IT FURTHER RESOLVED that the contract between the Town of Rocky Hill and the Nasi Group be effected as of July 1, 2015. However, a separate contract with the Nasi Group could be entered into by the Town for \$9,430 for demolition and asbestos abatement work that would be performed prior to June 30, 2015. This \$9,430 would be

funded from the Reserve for Capital and Nonrecurring Expenditure Fund – Repairs and Improvement to Schools – Board of Education 2013-2014 budget surplus line.

Report and Recommendation

The Town went to bid for this item as alternate with a bid opening on April 14, 2015. Four contractors submitted a bid. Friar Associates, the project architect, and O & G, the project construction manager, reviewed the bid and did a scope review with the low bidder. The project architect and construction manager recommend that the Nasi Group be awarded the upgrades to the main restrooms at West Hill School project.

Other Bidders:

Robinson, Inc., Wallingford, CT = \$81,400
Noble Construction, Inc., Essex, CT = \$75,000
A. Secondino & Sons, Inc., Branford, CT = \$101,900

Before this last motion was voted on along with the other three, Chairwoman Bell asked Town Manager Scaife if he had any comments. Town Manager Scaife said it appears that very favorable bids have come in and there is momentum on all of these projects. Funding is in place and there are approximately four funding sources which are being put together. Both Finance Departments (from the Bd of Ed and the Town) worked together and they came up with some numbers that he thinks everyone who had been in the room the other day is comfortable with. Money left over from the previous year has been rolled forward in CIP for nonrecurring funding. This is approximately \$168,000 and \$725,000 had already been allocated for the Stevens School fire sprinkler and elevator project. There is approximately \$1,300,000 in CIP for Fiscal Year 2015-2016. The Bd of Ed also allocated the use of part of their surplus from this fiscal year, which is a minimum of \$110,000, and he said this number will grow depending upon whatever surplus comes in. They will be pre-spending a potential surplus out of next year's budget. He thinks this is a sound funding plan. The Bd of Ed also has some other contingencies if there is some error. He is very much in support of this plan.

Chairwoman Bell asked if there were any other questions and there were none.

At this point, all of the four motions were voted on.

III. ADJOURNMENT

Councilor Drapeau made a motion to adjourn the special meeting of the Government Operations Committee at 6:16 p.m. The motion was seconded by Chairwoman Bell and adopted unanimously by those present from the Government Operations Committee.

Brian Dillon made a motion to adjourn the special meeting of the School Buildings Committee at 6:16 p.m. The motion was seconded by Bryan Addy and adopted unanimously by those present from the School Buildings Committee.

Chairman Addy made a motion to adjourn the special meeting of the Public Buildings Commission at 6:16 p.m. The motion was seconded by Commissioner Ford and adopted unanimously by those present from the Public Buildings Commission.

Respectfully submitted,

Jo-Anne Booth
Recording Secretary